



BURR RIDGE ZONING ORDINANCE

SECTION X MANUFACTURING DISTRICTS

A. PREAMBLE

The regulations for manufacturing districts and for manufacturing or industrial type-uses established in any district involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, are designed to provide for the establishment of a limited range of industrial and allied activities and to govern their operations in a manner that will not have a deleterious effect on residential and business areas. It is essential that there be adequate provision for the expansion and diversification of industry -- both those existing today and for the attraction of new industry. Adequate well located industrial sites and room for expansion of established plants will encourage industrial growth and expansion of the Village's economic base. It will also open new opportunities for a variety of employment for its labor force. (See Section XIII.F.1 relative to certification required as to compliance with the Performance Standards of these districts).

B. GENERAL REQUIREMENTS

1. Permitted Uses

- a. Permitted uses of land, buildings, and structures, as hereinafter listed, shall be permitted in the districts indicated under the conditions specified. No building, structure, or lot shall be devoted to any use other than a use permitted hereinafter in the zoning district in which such building, structure, or lot shall be located, with the exception of the following:
 - (1) Uses lawfully established on the effective date of this Ordinance. Uses already lawfully established on the effective date of this Ordinance and rendered nonconforming by the provisions thereof, shall be subject to the regulations of Section XII.
 - (2) Special uses as allowed in each district.
- b. Dwelling units are not permitted unless specifically permitted otherwise in this Ordinance.

2. Prohibited Uses

No lot, parcel, or tract of land shall be used, and no building or structure shall be erected, altered, or remodeled for any of the following uses: abattoirs; arsenals; blast furnaces; coke ovens; crematories; creosote treatment or manufacture dumps



and slag piles; fat rendering; drop forges and forge plants; fertilizer manufacture; fireworks or explosive manufacture or storage; dumping, reduction or other processing of garbage; pulp or paper mills; dead animals, offal or refuse, except as customarily incidental to a permitted principal use; foundries; ore reduction; petroleum processing or refining; pyroxylin manufacture; manufacturing natural or synthetic rubber; caoutchouc or gutta percha manufacture or treatment; meat packing plants; rock excavation and crushing; salt works; sauerkraut manufacture; soap manufacture; smelters; stock yard or slaughter of animals or fowl; processing of fish oil, tallow or grease; lard manufacture or treatment; tanning curing, or storage of rawhides or skins; tar distillation or manufacture; cement, concrete or asphaltic concrete mixing plants; junk shop; junk yards or automobile wrecking yards.

3. Bulk Requirements

Bulk requirements shall be as specified under each zoning district as described herein, except as otherwise specifically approved for a planned unit development. In addition, no building or structure shall be converted so as to conflict with, or further conflict with, the bulk requirements of the district in which such building or structure is located.

4. Yard Requirements

Yard requirements shall be as specified under each zoning district as described herein, except as otherwise specifically approved for a planned unit development.

5. Operation Within Enclosed Buildings

Except as allowed as per Sections X.B.6, X.B.7, and X.F.2.f below, all activities including all types of manufacturing, storage, merchandise display, business operations, service, or maintenance, shall be conducted within completely enclosed buildings.

6. Utilities and Mechanical Equipment

- a. All utilities shall be placed underground.
- b. Rooftop equipment, exclusive of flues, exhaust stacks and vents, shall be completely screened from view from any adjacent private or public street or from any point along the exterior property line designated as an interior side, corner side, or front yard. Screening shall be of permanent construction material equal to or greater in height than the object to be screened and architecturally compatible with the principal building.
- c. Ground-level mechanical equipment shall be completely screened from view from any adjacent private or public street or from any point along the exterior property line designated as the front, interior side, or corner side



yard. The screen shall be of permanent construction material architecturally compatible with the principal building or be screened by the use of landscape material that affords a minimum of 80 percent opacity during the vegetation's dormant season. Minimum height of this screening shall be at least one foot (1') higher than the object being screened.

- d. Screening methods and materials to be utilized for both rooftop and ground-level equipment shall be specified on the building permit application required for each lot.

7. Parking and Loading

- a. All drives, loading dock and berth aprons, parking areas, outside display or storage yards, and walkways throughout the site shall be paved with asphalt or concrete material.
- b. Loading docks and berths fronting on any public or private street or opening onto a yard which is adjacent to a residential district shall be within completely enclosed buildings. All loading docks and berths on lots which contain industrial or warehousing uses or activities in the RA District shall be within completely enclosed buildings.
- c. Off-street parking and loading shall be provided in accordance with the regulations established in Section XI of this Ordinance.
- d. Overnight parking of trucks outside of an enclosed building shall be prohibited except as follows:
 - 1. A maximum of two delivery trucks may be parked overnight on a lot or parcel.
 - 2. Delivery trucks allowed as per this subsection shall not exceed 24,000 pounds.
 - 3. Said delivery trucks shall be parked behind the principal building unless the existing configuration of the property precludes parking of trucks in the rear yard in which case delivery trucks shall be parked in a side yard behind the front wall of the principal building.

8. Compliance with Performance Standards

Any use established in any zoning district which involves the manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, shall be operated in such a manner as to comply with applicable performance standards



governing noise, vibration, air pollution, toxic substances, water pollution, fire and explosive hazards and glare established herein in general or specifically for the district in which such use shall be located; and no use, already established on August 1, 1995, or whenever this ordinance becomes applicable to such use due to annexation of the property on which the use exists, whichever is later, shall be so altered or modified as to conflict with such applicable performance standards for the district in which such use is located.

9. Land Adjoining County Line Road

Any land which adjoins or abuts County Line Road shall have a minimum totally green space buffer of at least 200 feet from the nearest right-of-way boundary line of County Line Road. Also, any existing lakes, ponds, streams or creeks visible from County Line Road shall be preserved and maintained.

10. Exterior Building Facades

All exterior building facades in the Manufacturing Districts shall be of high quality materials that may include but are not limited to brick, natural stone, precast stone, architectural pre-cast panels or glass. The use of plastic siding, vinyl siding, or aluminum siding and the use of engineered stucco systems, including but not limited to those commonly known as “Dryvit” or exterior insulation and finish systems (EIFS) are discouraged as exterior building façade materials for all buildings in the Manufacturing Districts. Traditional cement based stucco may be used as an exterior building material subject to the following restrictions:

1. The majority of a building’s façade should be brick, natural stone, pre-cast stone, architectural pre-cast panels, or glass.
2. The first 8 feet from the top of the building’s foundation should be brick, natural stone, pre-cast stone, or architectural pre-cast panels with the intent of creating the appearance of a strong building foundation.
3. Stucco shall be installed as per the manufacturer’s specifications.
(paragraph 10 added by Ordinance A-834-01-12).

C. PERFORMANCE STANDARDS

Any use established in the manufacturing districts (or which is otherwise elsewhere in this Ordinance required to comply with these performance standards) after August 1, 1995, or any use in any district (including but not limited to legal nonconforming uses, regardless of when such uses were established) involving manufacturing, fabricating, assembly, disassembly, repairing, storing, cleaning, servicing, warehousing, shipping or testing of materials, goods, or products, shall be so operated as to comply with the performance standards as set forth in Section IV.W of this Ordinance. (Amended by Ordinance A-834-05-10)